



**Preliminary Assessment of
Working Lands Initiative’s Effect on
Jefferson County’s Program**

| Current Jefferson County Farmland Preservation Program | Effect of Wisconsin’s New Working Lands Initiative |
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| 1A. New farm and nonfarm residences require rezoning from A-1 to A-3 to maintain the integrity of the A-1 district, clearly indicate rights on zoning map, and allow A-3 standards to be geared to rural housing. | 1B. Such rezonings would require payment of a conversion fee averaging over \$900 per acre rezoned. State’s preferred method for allowing non-farm housing is by conditional use permit (CUP) instead of rezoning. |
| 2A. Rezonings can only be approved if state statutory findings related to minimizing farming impact are made. | 2B. Rezoning still subject to statutory findings, but rezoning eliminates the need to comply with 3B to 6B. |
| 3A. No more than 3 new residences may be built on lots divided from the parent parcel (2 on prime agricultural soils). | 3B. No more than 4 nonfarm residences and not more than 5 residences of any kind on a parent parcel (base farm tract), but counties may be stricter. |
| 4A. In general, maximum new residential lot size of two acres, except if lots are combined. This two acre maximum is in effect regardless of the size of the parent parcel. | 4B. No maximum new residential lot size per se, but if use CUP approach, the ratio of nonfarm residential acreage to remaining farm acreage may not exceed 1:20. If Jefferson adopted the CUP approach, this could effectively reduce Jefferson’s maximum lot sizes or even number of lots on smaller parent parcels. |
| 5A. Clustering is recommended, but rezoning still required. | 5B. Allows small contiguous cluster of complying residential lots with one conditional use permit. |
| 6A. Provides a disincentive for development on prime agricultural soils by reducing the number of lots possible if prime agricultural soils are used. | 6B. Must avoid development on prime agricultural soils, if there are reasonable alternative locations. Definition of prime soils consistent with Jefferson County’s. |
| 7A. 35-acre minimum lot size in A-1 district, except for farm consolidation lots. | 7B. No minimum lot size in comparable farmland preservation zoning district. |
| 8A. Have developed strategies to advance agricultural enterprises through the Economic Vision & Positioning Framework Initiative. | 8B. Requires Farmland Preservation Plans to identify trends, goals, and policies related to agricultural enterprises. |
| 9A. Have established a Purchase of Agricultural Conservation Easements program. | 9B. Provides State funding support for the purchase of agricultural conservation easements. Grant deadline June 1. |
| 10A. Supported land owner Agricultural Enterprise Area (AEA) petition for lands in the southeast portion of the County. | 10B. Establishes AEAs as a tool to protect targeted agricultural areas and promote the continuation and development of agricultural businesses there. |